JOHN HOPE HOMES (PUBLIC HOUSING)
Bounded by Larkin Street, Dora Street, Spelman Lane,
Leonard Street, Peters Street and McDaniel Street
Atlanta
Fulton County
Georgia

HABS No. GA-2253

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
SOUTHEAST REGION
DEPARTMENT OF THE INTERIOR
ATLANTA, GEORGIA 30303

HISTORIC AMERICAN BUILDINGS SURVEY

JOHN HOPE HOMES
(PUBLIC HOUSING)

LOCATION: John Hope Homes is located on land lots 84, 85, 108, and 109 in the 14th District of the city of Atlanta, Fulton County, Georgia. The project is bordered on the north by Larkin Street and McDaniel Street; on the east by Northside Drive (formerly Chapel Street) and Peters Street; on the south by Leonard Street and Spelman Lane (formerly a continuation of Leonard Street) and on the west by Greensferry Avenue and Dora Street. Situated adjacent to University Homes and the Atlanta University complex, it adjoins but is not included in the Atlanta University Center District listed on the National Register of Historic Places.

USGS Southwest Atlanta Quadrangle (7.5')
Universal Transverse Mercator Coordinates:
16.740360.3737040; 16.740220.3736820;
16.740420.3736680; 16.740160.3736530;
16.739970.3736860; 16.740060.3736880;
16.740010.3737040

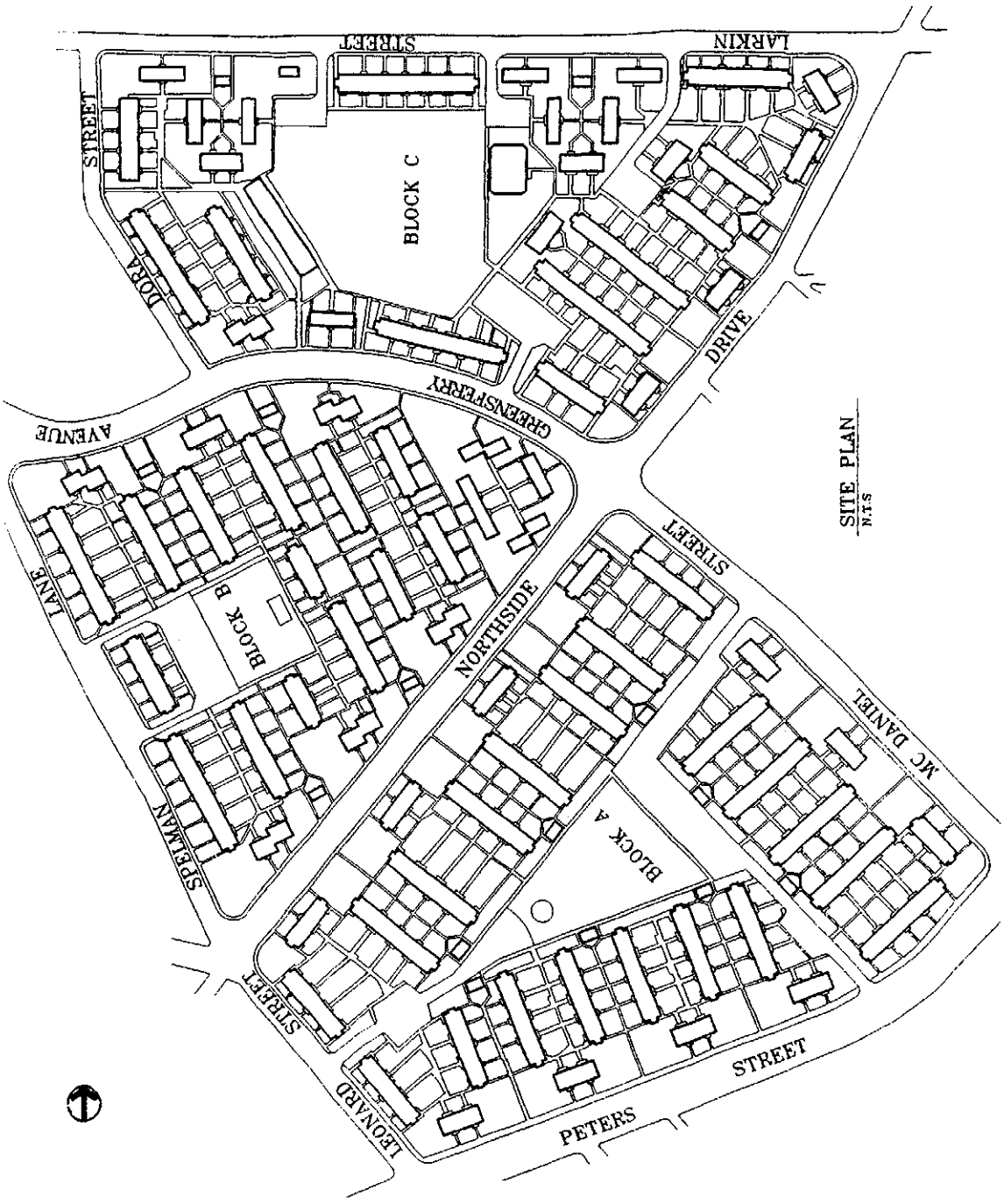
PRESENT OWNER: The Housing Authority of the City of Atlanta

PRESENT OCCUPANT: Tenants or Vacant

PRESENT USE: Public Housing

SIGNIFICANCE: John Hope Homes was originally planned as an extension of University Homes—the first federally subsidized housing project for Black residents in the United States. In its own right, it is significant as one of the first two projects to be constructed under the auspices of the Atlanta Housing Authority (created June 1938).

The project was named to honor John Hope, a prominent educator and community leader. Hope was instrumental in uniting the colleges that now comprise the Atlanta University System, for which he served as president from July 1929 until his death in February 1936. Hope was also a driving force in the negotiations for the financing and construction of both Techwood Homes (the first public housing in the nation, but reserved for white residents) and University Homes.


LARKIN
STREET
BLOCK C
DRIVE
GREENSFERRY
AVENUE
SITE PLAN
N.T.S
STREET
NORTHSIDE
BLOCK B
LANE
MC DANIEL
BLOCK A
SPELMAN
STREET
LEONARD
PETERS
STREET

The principal architects, *Burge and Stevens,* had recently completed Techwood Homes when they were awarded the contract for John Hope Homes. Both projects are good examples of the earliest conceptions of public housing, whereby the architects incorporated elements of the International style while utilizing the new technologies and materials of the era. The firm *Burge and Stevens*, established almost three quarters of a century ago, still operates under the name of *Stevens and Wilkinson of Georgia, Inc.*

PART I — HISTORICAL INFORMATION

A. PHYSICAL HISTORY

1. Architect

Principal Architects:	Burge and Stevens
Associate Architects:	Henry J. Toombs Smith & Daves I. Moscowitz
Original 1938 rendering:	Paul Heffernan, Delineator (Director, School of Architecture, Georgia Institute of Technology, 1956-1975; Director Emeritus, 1976.)
Consultants:	W.H. Armstrong, Structural Engineer L.R. Bush, Electrical Engineer Norman C. Butts, Landscape Engineer

The firm *Burge & Stevens* was created in 1919 by two young friends who became acquainted as architecture students at Georgia Institute of Technology. Flippen D. Burge, the designer, and Preston S. Stevens (Sr.), the marketing/businessman, were joined in 1936 by "young" Jimmy (James Richard) Wilkinson, an architect and engineer. In 1940 they renamed the firm, *Burge and Stevens, Architects and Engineers, James B. Wilkinson, Associate.* A new firm *Stevens and Wilkinson, Architects and Engineers* was organized in 1946 after the death of Burge. Today *Stevens and Wilkinson of Georgia, Inc.* is distinguished as Atlanta's oldest operating architectural firm.

Burge and Stevens developed a reputation early in their careers for their innovative concepts and use of modern materials and techniques. They were the first Atlanta firm to design an all-concrete office building—the twelve-story, 101 Marietta Street Building (1923). In 1925 they introduced a new building "type" to Atlanta with their all-concrete, seven-story parking garage (attached to the Glenn Building). Perhaps few are aware, however, of the prominent role they played in the development of local and, indirectly, national public housing. In May 1934, under the administration of the P.W.A., the firm *Burge and Stevens* was selected to design Techwood, the first slum clearance project in the nation. Stevens recalled in his book, *Building a Firm,* that their fee for the project was $84,000—at the time, the largest fee they had ever received. By 1940, Burge and Stevens were the principal architects for three more low-rent housing projects: John Hope Homes (606 units); Alonzo Herndon Homes (522 units); and John Eagan Homes (600 units). Stevens attributed the survival of the firm during the lean years of the Depression to Roosevelt's often criticized "alphabet programs", which sustained the construction business.

Other noteworthy *Burge and Stevens* projects were the Georgia Baptist Hospital complex, Rivers Elementary School, and Rich's Knoxville store. The building con-

structed for the firm's offices at 157 Luckie Street still stands, occupied in 1993 by the Parking Company of America. (Photos of architects can be found in *Building a Firm.*)

2. *Original and Subsequent Owners*

The land on which John Hope Homes stands was originally part of the Creek Indian Territories. Ceded to the U.S. Government in 1821, lots were parceled off in a system of land lotteries. It was not unusual for plots to change hands quickly as speculators bought and resold properties.

Over the years, as the city of Atlanta expanded and the black population was confined to certain areas, this neighborhood southwest of the city proper succumbed to overcrowding and substandard housing. Eventually it degenerated into a slum that came to be known as Beaver Slide. (Photos of the site prior to clearance and construction can be found at the Atlanta History Center.)

By March 1939, when plans were publicly announced for John Hope Homes, options had already been taken on 90 of the 175 land parcels designated for clearance. These covered some 30 acres. (According to Mildred Warner in *Community Building*, the acquisition comprised 27.8 acres.) "The development will replace 425 dilapidated dwelling units now in the areas...to the southeast of University Homes" (*The Atlanta Journal*, Atlanta, Ga., Sunday, March 5, 1939; see also *The Constitution*, same date).

Since its completion in 1940, the John Hope Homes complex has been the property of the Atlanta Housing Authority.

3. *Contractor:* Beers-Collins Company and A. Farnell Blair

4. *Original Plans and Construction*

The *Atlanta Journal* (March 5, 1939) quoted a cost of $3,054,621 for 78 new buildings, comprising about 2,310 rooms. The article stated that "the average construction cost per unit [at John Hope Homes] is estimated at about $2,600." According to *Homes, Health, and Happiness: 3rd Annual Report, Atlanta Housing Authority, June 30, 1941* (Atlanta History Center's AHA Subject File) the average per room cost for all their projects to date was $613.97 compared to $820.10 for private construction. The highest cost per dwelling unit was reported to be $3,534.82; the lowest, $2,734.04.

Three blocks of one- and two-story, fire-proof apartments were constructed with units comprising two to six rooms and accommodating families of two to six persons. According to the flier announcing John Hope Homes (AHA clipping books) and the AHA's 1941 Annual Report, the homes boasted individual entrances to each unit; private front yards and fenced-in back yards with lawns; three large play areas with spray pools; and outdoor pavilions (also referred to as community porches). Each apartment's modern kitchen was equipped with electric refrigerator, gas stove, built-in kitchen cabinets, a work table, and a combination sink and laundry tray. Heat could be

controlled individually. A complete "modern" bathroom with hot and cold running water—rare for former Beaver Slide dwellings—was another much publicized feature.

5. *Original Plans and Construction (cont.)*

Carol Flores in her thesis describes the architectural style and materials in more detail:

> The two-story structures featured large, metal-frame, casement windows with glass transoms to admit the maximum amount of daylight to the interiors. The buildings are unadorned except for the small entry porches created by extending the familiar [to Burge and Stevens' style] concrete slab over the door and supporting it with two thin metal poles....Except for the pitched roofs, the buildings conform to the International Style with their plain white facades, their transom-enlarged metal windows imitating factory apertures, and the horizontal emphasis achieved through the use of a shadow line at the roof and the line connecting the tops of the windows. The flat slabs of the porch floors and the canopies, again, mark the modem aesthetic.

There is evidence that some of the details of the original plans were modified as construction progressed. For instance, casement rather than the originally specified double-hung windows were installed. Later many of these windows were changed out (see *Alterations and Additions).*

6. *Alterations and Additions*

Around 1978 kitchens were modernized, exterior electrical distribution work was conducted, and the interior electrical system was upgraded. The 1980s saw many more changes. In 1980 and 1981, sandblasting removed the old, badly peeling exterior surface of the buildings; a new stucco finish was applied. An anti-crime program in 1983 and 1984 resulted in the installation of more exterior lighting, bollards to keep cars off the lawns, and additional fencing, which was followed by further landscaping. Also in 1983 and 1984, the original asbestos shingles were replaced with fiberglass shingles. The gas distribution system was upgraded in 1985. In 1986 and 1987, to meet lead-abatement requirements, the original steel casement windows were replaced with aluminum, double-hung windows. However, this only affected 60 to 65 percent of the units—those housing children under the age of seven. Around this same period, some of the wood doors were replaced with metal-clad doors. During the last decade, there have been other sporadic upgradings to the buildings, including but not limited to the heating system, plumbing fixtures, and kitchen appliances.

Perhaps the most important alteration took place in 1986 when some of the "efficiency" units in the one-story buildings were combined to create larger, two-bedroom apartments. This reduced the total number of units from 606 to 587. In conjunction with this conversion, the new units were completely modernized.

B. HISTORICAL CONTEXT

The story of John Hope Homes cannot be separated from that of the landmark University Homes—the first public housing for Black residents in the nation. In fact, John Hope Homes was planned as an extension of University Homes. Both projects, in a Phoenix-like manner, rose from one of the worst slums in the city, Beaver Slide. Over 50 photographs at the Atlanta History Center document the condition of the neighborhood before its substandard properties were razed to make way for the new structures.

Just as the setting was the same, so too were many of the leading characters. Two in particular—John Hope and Charles Palmer—had an enormous impact. Together they set the groundwork for slum clearance and public housing, making several trips to Washington, D.C. to plead their cause.

John Hope, besides acting as an emissary for public housing, was a distinguished educator and community leader. This quiet and unpretentious man was known for his diplomacy and ability to realize his dreams. One such dream was the unification of the Black colleges that had developed adjacent to Beaver Slide. Hope, who since 1906 had served as president of Morehouse College, became the first president of the Atlanta University System in July 1929—a position he held until his death in February 1936. Hope envisioned the University as an integral part of the neighborhood. He believed that students could complement their education by providing social services to the less fortunate in the community. Slum clearance and low-income housing was another component of Hope's broad vision. Thus, when Palmer solicited his aid, he could hardly refuse despite poor health. Unfortunately John Hope never lived to see the completion of the first housing projects. So great was his impact, however, that the subsequent extension of University Homes was named in his honor. After all, in the words of Palmer, "...John Hope had practically paid with his life for it by sapping his meager strength during the early fights on housing."

Once Techwood and University Homes were underway, Charles Palmer—prominent businessman and "slum fighter"—continued to play a major role in Atlanta's housing. The social, economic, and political climates had not changed significantly since Palmer began his "crusade". Atlanta still suffered from the post-World War I housing shortage. The country was still in the depths of the Great Depression so that even when housing was available it was not always affordable. And segregation was still perpetuating overcrowding and substandard living conditions in Black neighborhoods. Because of these problems—catalysts for the first projects—subsequent projects, such as John Hope Homes, became important remedies.

President Franklin Roosevelt's "alphabet programs", such as P.W.A. and C.C.C., helped bolster the ravaged construction industry, coming to the financial rescue of many architectural and construction firms, among them *Burge and Stevens*. Meanwhile, the astute Palmer recognized both the need and the opportunity to work within the system. He strove to assure that inevitable change would in some way benefit the poor and homeless.

What distinguished John Hope Homes from University Homes is that it was one of the two first public housing projects planned and constructed under the auspices of the newly created Atlanta Housing Authority (June 1938). Thus, it adds another dimension and an intriguing chapter to the story of public housing.

Despite the success of Techwood Homes and University Homes and the national recognition they brought to Atlanta, many skeptical Atlantans still believed public housing was socialistic, even communistic. Although the United States Housing Act of 1937 was signed by Roosevelt on September 1, local opposition to public housing in Atlanta seemed insurmountable. Charles Palmer gives us a taste of Atlanta's political environment in the late thirties in *Adventures of a Slum Fighter*. He writes that as early as March 1937, with the support of the Atlanta Chamber of Commerce, the City Council passed a resolution to establish a Housing Authority of five members.

> At the time Mayor Hartsfield approved the petition of the City Council to the National Congress, I mistakenly thought we might at last get some housing leadership from him. But when it came to local action, he dragged his feet until he felt sure that at least 150 per cent of the voters wanted him to do something. On September 24, the Mayor vetoed the move to set up a local body. His comment was that "Atlanta is not going to be a guinea pig in this matter."

The Atlanta Chamber of Commerce, at a civic luncheon in February 1938, hosted Captain Richard L. Reiss, noted British housing authority. Palmer relates:

> The irony of the position in which Atlanta found herself...came full force to me through what Captain Reiss said about Techwood: "Best public housing in America." The best and the first, as well. Surely my home town was better prepared than any other city to hold her leadership, now that public housing had been established as national policy.
>
> All Atlanta had to do was set up her Housing Authority. The money was in Washington for the asking. But Mayor Hartsfield's veto of the City Council's resolution had stymied further action.

While other Georgia cities were "officially, legally, and effectively going ahead full steam" with public housing, using Techwood and University Homes as their model, Atlanta was still dragging her feet. Meanwhile, funds were running out. Finally, fate stepped in. On March 27, 1938, a horrible fire broke out in the slums adjacent to Grady Hospital (Palmer). Fortunately there were few injuries, but the threat to the historic hospital and central business district, not to mention the blocks of homes that were destroyed, finally aroused Atlantans and changed the course of public and hence political opinion. After a few more delay tactics, Hartsfield finally signed the proposal and in June 1938 the Atlanta Housing Authority (AHA) was created.

Palmer, who led the support for the AHA, was appointed its first chairman on June 11, 1938. He had made a point of keeping Atlanta's "foot in the housing door", but he knew he had to act fast. He left for Washington two days later hoping to procure between 8 and 15

million dollars from the quickly diminishing funds. On July 2, 1939, the announcement came that Atlanta would receive $9 million for slum clearance. A little over $3 million was eventually designated for construction of John Hope Homes. (Palmer resigned from the AHA to become housing coordinator for the National Defense Advisory Commission in Washington, D.C. His replacement, Marion Smith, was confirmed by Governor Rivers on July 24, 1940—just before John Hope Homes opened its doors to a new era in housing.)

With 90 percent federal financing and the remaining 10 percent raised locally, plans for John Hope Homes progressed. The project replaced 425 Beaver Slide residences that a contemporary survey deemed deplorable. "78 per cent of the dwelling units are substandard; 62 per cent without baths; 44 per cent without toilets; 22 per cent without running water; and 46 per cent are unfit and in need of major repairs" (*The Atlanta Journal*, March 5, 1939). In light of these conditions, tenants of John Hope Homes considered themselves fortunate. The apartments were modern and even luxurious by comparison to their previous living conditions. Most important the homes were affordable, and this too distinguished John Hope Homes from University Homes.

According to Mildred Warner in *Community Building,* rents at Techwood and University Homes, in accordance with a 1936 ruling, had to be sufficiently high to pay back the government's investment in the land and buildings and to cover operating costs. Thus, rents were still too high for the original residents of Beaver Slide, who were probably forced to search shelter in other slums. Warner states, "Not until 1940, when John Hope Homes was built, was public housing provided at a cost that low-income families could afford." The affordability was in great measure due to a new "graded" rent system that took both income and family size into account. As a result, the AHA reported in 1941 that 57 percent of displaced families were eligible for public housing. The rest were to receive relocation assistance, a service not previously available to families displaced by University Homes.

How did the graded system work? Basically, no one who made five times more than the rent was eligible unless they had three or more dependents, in which case the standard was six times the rent. And rent was determined by both the number of rooms and individuals in the family. For example, a 2 1/2 room unit, housing 2 individuals, might cost $8.60 per month, with the tenant's income not to exceed $492 per year. Rent on a six-room unit for six to seven persons was around $25.00 per month with a maximum family income of $1,464.00. Furthermore, while only "natural families or cohesive family groups" were eligible, there was no age limit.

In the final analysis, despite the problems that have developed over the years—so many of which were unforseen in the early days—and despite the reputation public housing has today, early attempts to provide homes for low-income families were both innovative and successful. The homes were a source of pride for residents, who took to heart the promise they made in their leases to "keep the premises in a clean and sanitary condition." But most important, a strong sense of community developed—just as John Hope had dreamed. For many residents, their new homes inspired new hope.

Prepared by: Virginia A. Horak
Title: Project Historian
Affiliation: Consultant to Warren Epstein & Associates, Architects, Inc. - Architect of Record for the Renovation of John Hope Homes
Date: 20 May 1993

PART II — ARCHITECTURAL INFORMATION

A. GENERAL STATEMENT

John Hope Homes is a vintage 1938 public housing development consisting of 83 one and two-story structures currently providing a mix of 12 efficiencies; 19 two-bedroom flats; 200 one-bedroom flats; 277 two-bedroom townhomes and 79 three-bedroom townhome apartments. Constructed in three super blocks, the 47 flat and 36 gable-roofed structures form front and back yard courts around the perimeter of each block preserving centers as community recreation space. Buildings and their associated yards vary in size and configuration with respect to the number and mix of apartments that compose them. Fenestration, materials and landscape maintain a homogenious quality throughout the 32-acre site drawing the blocks into an identifiable community.

1. Architectural character:

Because periods of style in Architectural History often follow the chronology of changing social movements, buildings will often assume pivotal importance as a representation of both attitude and aesthetic. John Hope Homes endures in this role by adapting the International style to the first public housing community built under the auspices of the Atlanta Housing Authority. As modern theory of the time suggested, the apartment buildings define the distinction between the public and private domain while maintaining ample open space for maximum sunlight into enclosed courtyards. Owing to the notion that an object's beauty be a function of its means, John Hope Homes employs visually simplistic construction to allow its industrial fenestration to serve in the role of ornament. Finally, although banal in appearance, the reinforced concrete construction reinforces the project's debt to the early modernists by pushing the limits of known materials and technologies.

2. Condition of fabric:

As with most public housing communities of this vintage, the entire development stands in a graduating state of decay with limited resources for maintenance and repair. Over mature landscape features have caused widespread erosion throughout the site while failure of underground utilities threatens both building and ground plane alike. Age, water infiltration and damage by residents have resulted in difficult living conditions demonstrated in deteriorating interior and exterior finishes as well as extremely degraded building services.

B. DESCRIPTION OF EXTERIOR

1. Overall dimensions:

John Hope Homes contains a number of building types described by the number and kind of apartment included in the construction. All structures, whether rectangular or offset in configuration, are developed in bay structures related directly to the different apartment types and maintain access to yards through front porches and rear stoops. Of

the 83 buildings, 12 are one story containing 0 BR and 2 BR flats while 71 are two story containing 1 BR flats and 2-3 BR townhomes. In addition, there are 15 basements spread across the three blocks in various buildings where access and grade allows.

The following list of building types refers to apartment plans where A is an original 0 BR; C is a 1 BR flat; D is a 2 BR townhome; and E is a 3 BR townhome.

4A: 64'-10" x 19'-8"
4A Offset: 2 @ 32'-10" x 19'-8" - offset along a common wall, 12'-6"
6A: 96'-10" x 19'-8"
4D: 61'-0" x 26'-0"
4D Offset: 2@ 31'-0" x 26'-0" - offset along a common wall, 10'-6"
8D: 121'-0" x 26'-0"

4C-2D: 74'-0" x 26'-0"
4C-4D: 104'-0" x 26'-0"
4C-6D: 134'-0" x 26'-0"
4C-10D: 194'-0" x 26'-0"
4C-4E: 112'-0" x 26'-0"
4C-6E: 146'-0" x 26'-0"
4C-8E: 180'-0" x 26'-0"

2. *Foundations*:

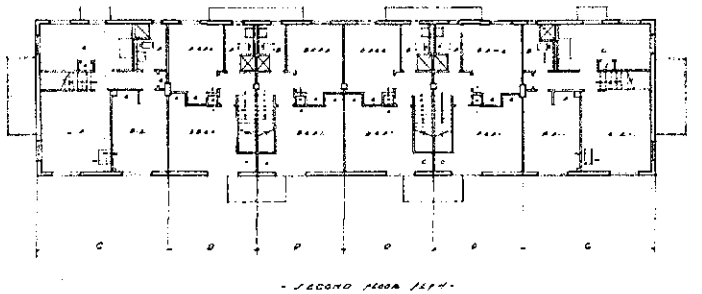
John Hope Homes contains two major types of foundation systems. First, there are 8" and 12" structural clay tile foundation walls set on 10" and 12" deep continuous spread concrete footings with varying amounts of continuous #4 reinforcing steel and 1/4" hoops at 12" on center. Second, along the center of a number of buildings, there are concrete piers on isolated concrete footings varying from 12" to 18" deep with either #3 or #4 reinforcing steel running each way. In both scenarios, due to building load and soil conditions at the time of construction, the widths of footings vary considerably.

3. *Walls:*

Having been painted numerous times during maintenance programs, the original exterior walls are composed of 3/4" Portland Cement Stucco (wire lath, scratch coat, brown coat and finish coat) adhered to 8" structural clay tile. A 3/4" reveal above second-story windows exposes a continuous concrete beam painted to match the stucco's integral color. All openings are punched into the masonry walls distinguishing the continuous head height of windows and doors. Save window fenestration and metal downspouts, the facades are smooth surfaced and without other ornament.

4. *Structural system, framing:*

The building's cast-in-place concrete slabs are supported either directly on or by dropped beams resting on load-bearing structural clay tile at all exterior walls. Two-story structures require an interior column line along the center of apartments at walls separating units. Dropped beams between these columns provide mid-span support for the second floor slab. The roof slab is constructed in a similar manner and has received wood framing where gable roofs were desired. This framing consists of 2 x 6 rafters and ties at 24" on center with a continuous 2 x 8 ridge beam. There are 2 x 4 vertical struts at 6'-0" on center with a continuous 2 x 6 plate supporting the rafters at or near



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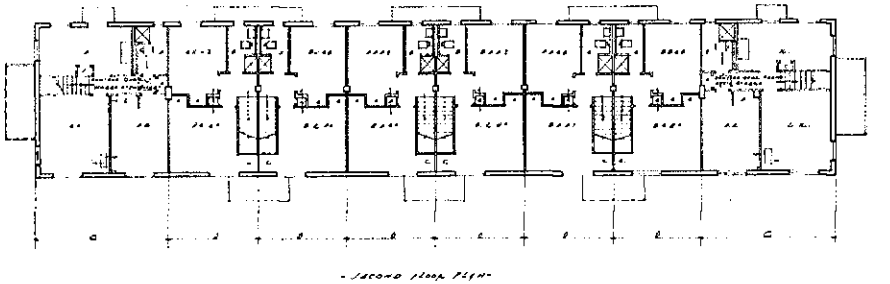

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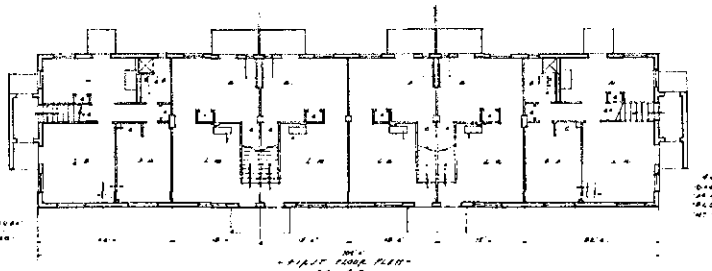

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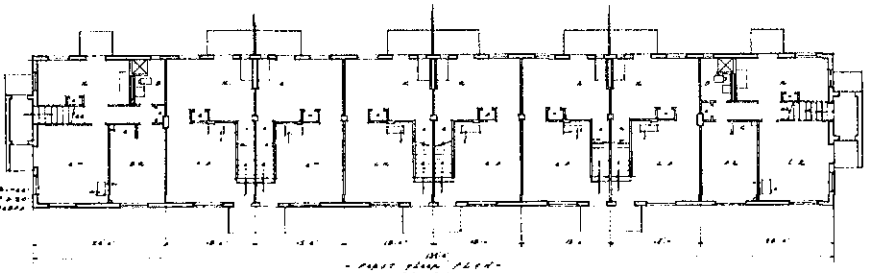

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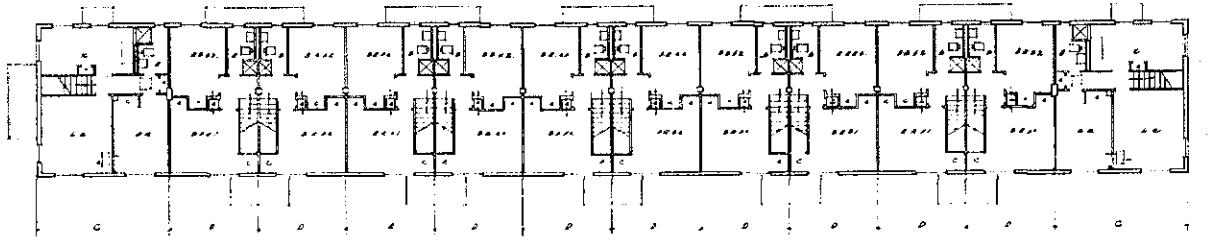

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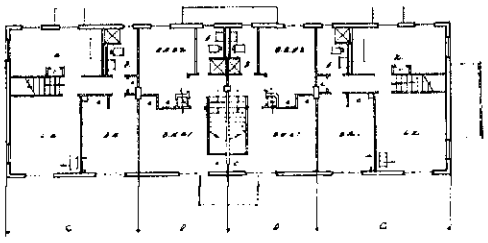

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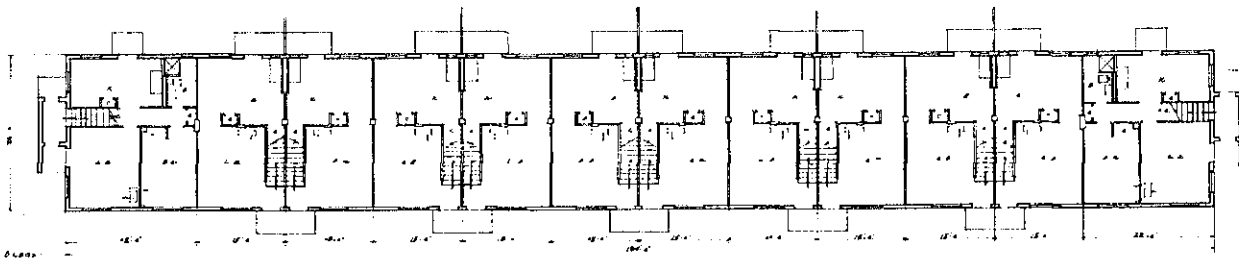

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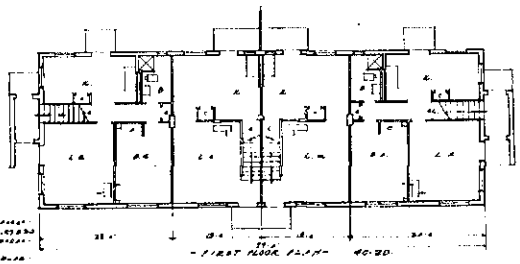
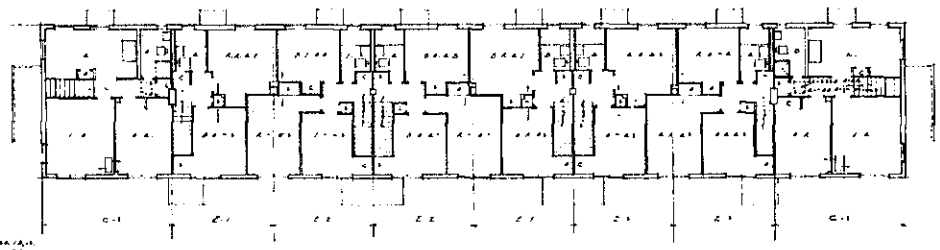


- FIRST FLOOR PLAN -
1C-2D

- TYPICAL PLANS -
1C-2D, 1C-4D, 1C-6D, 1C-10D

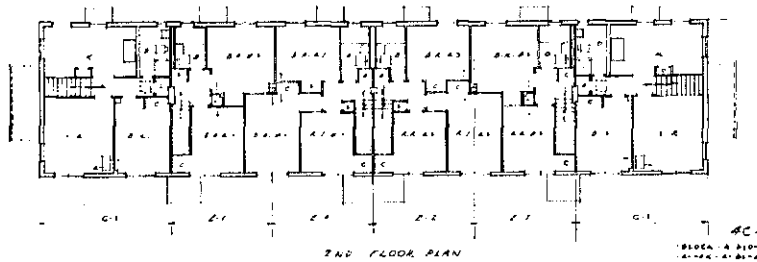
	JOHN HOPE HOMES ATLANTA, GEORGIA U.S.H.A. GA. 0-2	
	BURGE AND STEVENS • ARCHITECTS • ATLANTA, GA. HENRY J. TOOMBS SMITH AND DAVES } ASSOCIATE ARCHITECTS I. MOSCOWITZ } ATLANTA, GEORGIA	
	DRAWN BY: E.M.T. CHECKED BY: J.J.S. DATE: 6-8-37	SHEET: A-61 SCALE: 1/8"-1'-0"

JOHN HOPE HOMES (PUBLIC HOUSING)
HABS NO. GA - 2253 (PAGE 13)



2ND FLOOR PLAN

4C-6E



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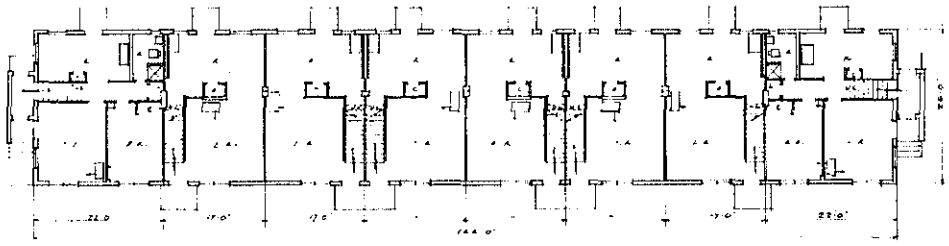

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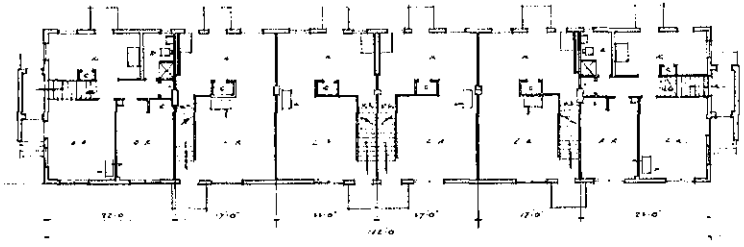

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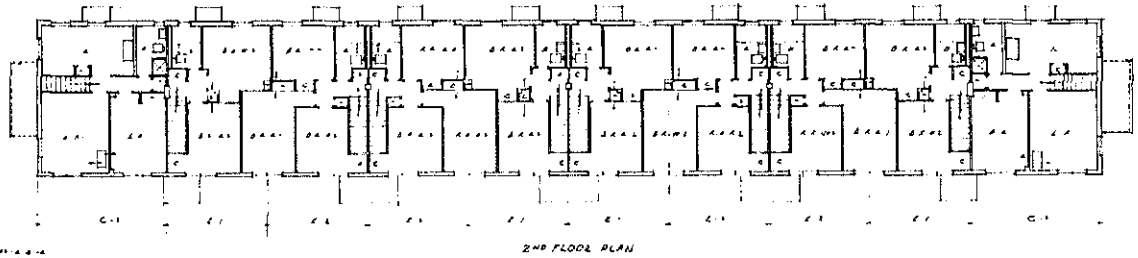
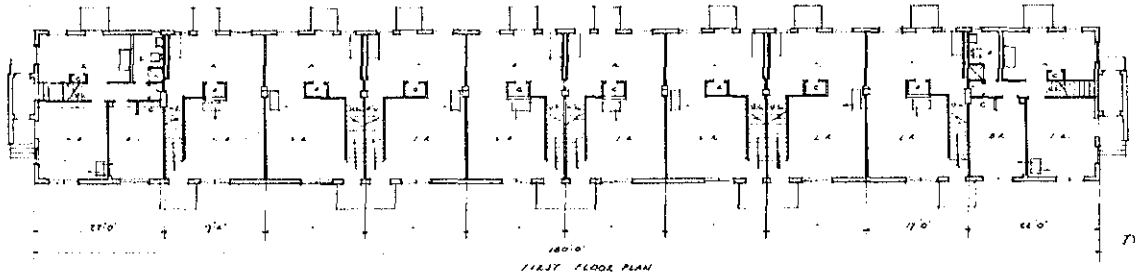


2ND FLOOR PLAN

4C-8E



FIRST FLOOR PLAN
TYPE 4C-8E

TYPICAL PLANS
4C-4E
4C-6E
4C-8E

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HENRY J. TOOMBS
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ASSOCIATE ARCHITECTS
ATLANTA GEORGIA

DRAWN BY: AL
CHECKED BY:
DATE: 4-6-37
APPROVED
APPROVED
BLOCK
SHEET A-62
SCALE 1/8"=1'-0"

JOHN HOPE HOMES (PUBLIC HOUSING)
HABS NO. GA - 2253 (PAGE 14)

their mid-span. All wood framing rests on continuous plates anchored into the roof slab with 1/2" diameter bolts staggered at 4'-0" on center.

5. *Porches, stoops, balconies, bulkheads:*

The front porches, serving either one or two apartments, are keyed into the bearing wall system by 4" concrete slab on grade with sufficient numbers of steps to overcome differences between interior floor elevation and exterior ground elevation. Porches serving one unit are 5'-0" wide x 4'-0" deep while those serving two units are 10'-0" wide by 4'-0" deep. In both instances, 3-1/2" diameter steel pipe columns (painted) are anchored into sleeves set at the front corners of the porch slab and rise 8'-4-1/4" into sleeves anchored in a concrete canopy slab of dimensions identical to that of the porch. The roof slab is cast-in-place and keyed into the masonry wall with a grout joint. Where necessary for residents' protection, there are a top and three intermediate 3/8" x 1-1/2" steel channel rails attached to 1-1/4" x 1-1/4" steel posts and returning into the pipe columns. Where required, a 3'-4" wide flight of concrete stairs rises from the sidewalk and is centered on the porch slab.

Rear stoop slabs are of identical dimension and construction as those on the building's front save the fact that, depending on site conditions, required stairs may either be parallel or perpendicular to the building. There are no pipe columns and the concrete canopy slab is a cantilevered extension of the structural frame projecting 2'-6" from the face of stucco. Although mandated by current code, only a few railings were provided in the original design scheme resulting in a number of unprotected drops from raised stoops.

In addition, there are vast quantities of concrete-enclosed areaways around the buildings to provide access to basements, crawl spaces and foundation vents. These vary in size and depth depending upon their particular location on the site.

6. *Chimneys*:

Although none of the buildings at John Hope Homes contain chimneys, each apartment is equipped with an encased flue for mechanical ventilation. These will be discussed further in a later section.

7. *Openings:*

a. Doorways and doors:

All apartments at John Hope Homes have front and rear entry and screen doors of different character with respect to the public and private domains they serve. All door openings are punched into the masonry wall and include a stucco surround which returns behind painted wood trim at the head and jamb. The 5-3/4" wide x 1-3/4" thick door frames are secured to a 2 x 6 wood buck which is adhered to the clay tile. The frame, rebated to receive both the entry and screen doors is of Southern Yellow Pine grade "B and Better". Original specifications called for two

different types of screen doors. Although both were 2'-10" wide x 7'-0" High x 1-1/8" thick with solid stiles and rails, the front door had 3/8" rounded edge fixed louvers in the top and bottom panels with a mail slot in the middle rail. The rear door, while having fixed louvers in the bottom panel, was merely screened in the top panel. The screens, which occurred in openings and behind louvers, were commercial bronze 16 mesh wire cloth and were attached to the inside face of the door. Currently, however, all front screen doors have been replaced by an aluminum door with a top screened opening and an embossed lower panel. While it appears that some of the original doors remain, there are now a variety of types with paneled bottom, louvered bottom, and screen bottom sections all paired with a screened top opening.

Likewise, the original specifications also called for two different types of entry doors. Again, although both were 2'-10" wide x 7'-1" high x 1-3/4" thick with solid stiles and rails, the front door was paneled top and bottom with solid or applied mouldings set in white lead. The rear door, while also incorporating a paneled bottom section, was glazed with 3 panes of "DS-B" glass beaded in putty and secured into wood beads. While all fronts have been replaced with 1-3/4" thick wood paneled doors and mail slot, it appears that, albeit reglazed when necessary, the rear doors are those intended in the original design solution.

b. Windows and shutters:

Although it appears that original construction documents intended for the installation of metal double hung window units with an alternate for wood double hung, the architects actually chose to use various sizes of steel casement units with an operable sash. The windows are fabricated of low carbon, new billet, hot rolled steel shapes and manufactured complete at the factory for easy on-site installation. Glazed with type "SS-B" glass, the frames include heavy extension, friction-type hinges with fixed bronze pins and bronze friction washers. The locking handles and keepers are of rust-proof iron and made to be accessible through a sliding wicket in the interior bronze 16 mesh wire screen. The window sill is painted No. 16 B & S gauge sheet aluminum and laps over the bottom edge of the stucco opening.

Because the casement sections and sills were coated with a lead based paint at the time of construction, 56 of the 83 buildings have been retrofitted with commercial grade aluminum single hung windows fabricated to fit into the existing masonry openings. These windows are all bronze anodized aluminum and are in generally worse repair than the remaining steel casement units. In addition, all interior screens, as originally specified, have either been removed or were never included in the construction.

8. *Roof:*

a. Shape, covering:

As previously stated, of the 83 buildings at John Hope Homes, 47 are flat roofed and

36 are gabled. While placement of these forms is somewhat regular in Block A (gable roofs on buildings lining each side of a court with a flat roof at the head building), this methodology does not apply on Blocks B & C where each form appears in a random manner.

The flat variety is a built-up (composition) roof applied to the poured-in-place concrete roof slab. The roof is composed of a mop coat of asphalt or hot pitch (30 lbs./square) directly on the slab with 2" of rigid insulation board set directly atop it. Another layer of asphalt or hot pitch (40 lbs./square) is then topped with five layers of asphalt or coat tar pitch roofing felt lapped 26 inches over the preceding sheet. The entire surface is then coated once more with asphalt or hot pitch (70 lbs./square) and embedded with 400 lbs. of gravel per square. As many of the original roofs developed numerous leaks and exceeded their useful life expectancies, new built-up systems have merely been applied onto the existing rather than continue efforts at patching.

The gabled variety is a 6 in 12 pitch resting on wood framing previously discussed. The rafters support 7/8" wood sheathing and 30 lb. roofing felt. As all have been removed and replaced with heavweight fiberglass shingles, it is impossible to determine if the original roofing material was shale or slate as the contractor had an option for either. In either case, however, the tiles would have been 8" wide x 13-1/2" long and lapped 3" at the head.

All gutters and downspouts are of premolded sheet metal and in most cases appear to be the original item. Where downspouts do not terminate at splash blocks on grade, they empty into a cast iron boot for distribution into the subsurface storm water system.

b. Windows and shutters:

There are, in each gabled end, cruciform clay tile vents set into and flush with the wall surface. These have a copper screen mesh affixed to the attic side to prevent animals from entering.

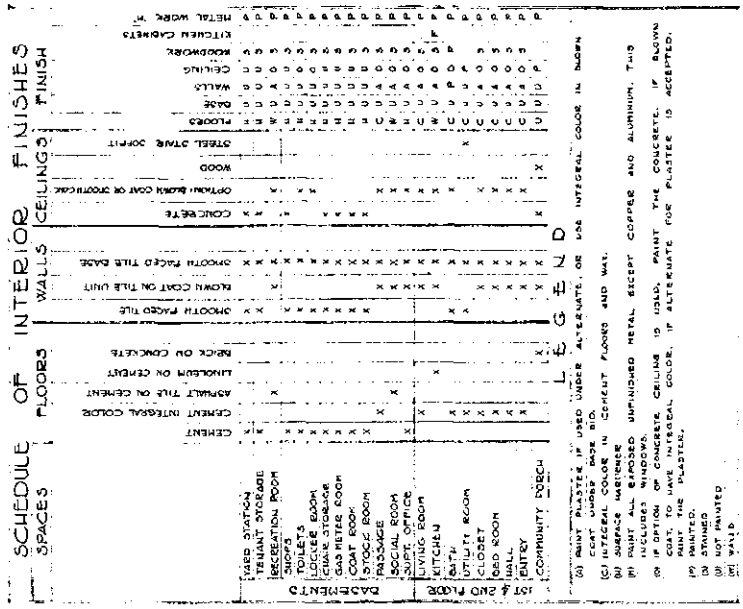
c. Dormers, cupolas, towers:

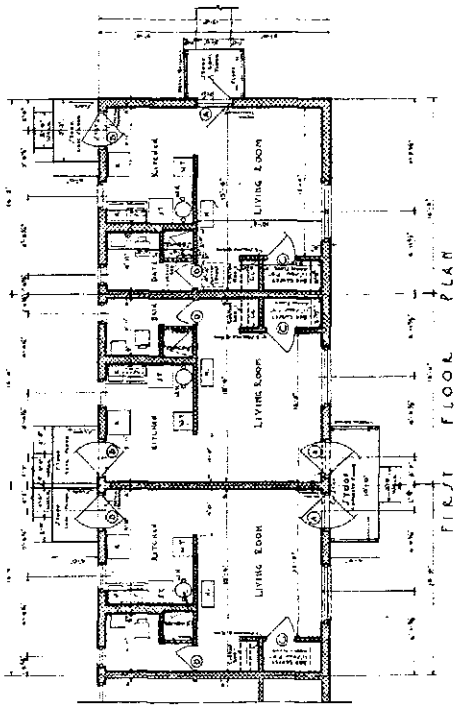
None.

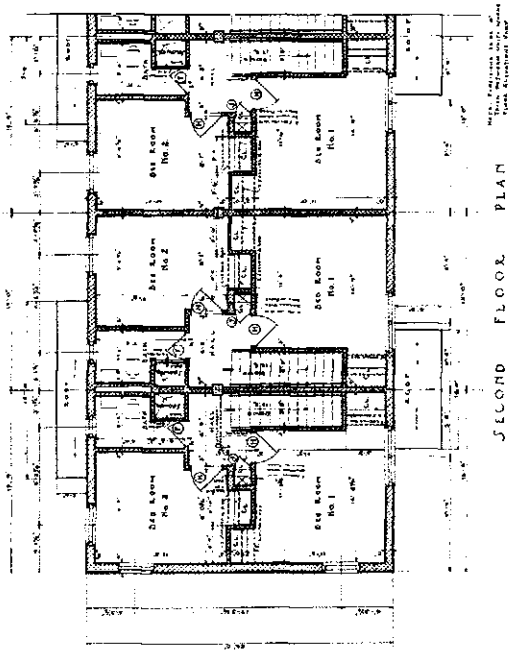
C. DESCRIPTION OF INTERIOR

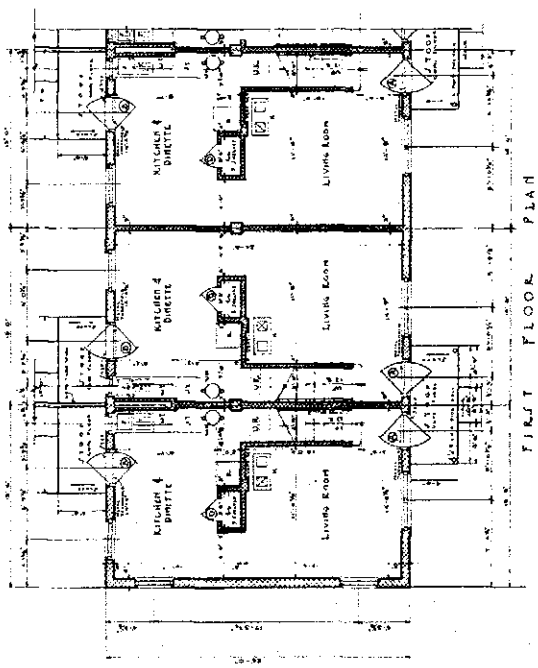
1. Floor plans:

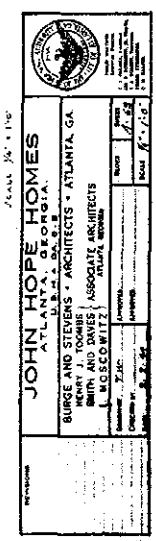
As previously mentioned, John Hope Homes contains a number of apartment types which integrate similar design strategies within a regimented structural system. For reference, in all apartments, the kitchens received limited built-in cabinetry (discussed later) and a built-in pantry. Likewise, all bedrooms were provided with an open closet


SCHEDULE OF INTERIOR FINISHES
SPACES
FLOORS
WALLS
CEILINGS
FINISH
BASEMENTS
1ST & 2ND FLOOR
LEGEND
CEMENT
CEMENT INTEGRAL COLOR
ASPHALT TILE ON CEMENT
LINOLEUM ON CEMENT
BRICK ON CONCRETE
SMOOTH FACED TILE
ROUND COVE TILE BASE
CONCRETE
WOOD
STEEL STAIR JOISTS
FLOORS
BASE
CEILING
KITCHEN CABINETS
METAL WORK
BOILER ROOM
TENANT STORAGE
RECREATION ROOM
SHOPS
TOILETS
LOCKER ROOM
CHAIR STORAGE
GAS METER ROOM
COAT ROOM
STOCK ROOM
PASSAGE
SOCIAL ROOM
SUPT. OFFICE
LIVING ROOM
KITCHEN
BATH
UTILITY ROOM
CLOSET
BED ROOM
HALL
ENTRY
COMMUNITY PORCH


FIRST FLOOR PLAN
TYPICAL PLANS TYPE A


SECOND FLOOR PLAN


FIRST FLOOR PLAN
TYPICAL PLANS ~ TYPE D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ATLANTA, GEORGIA
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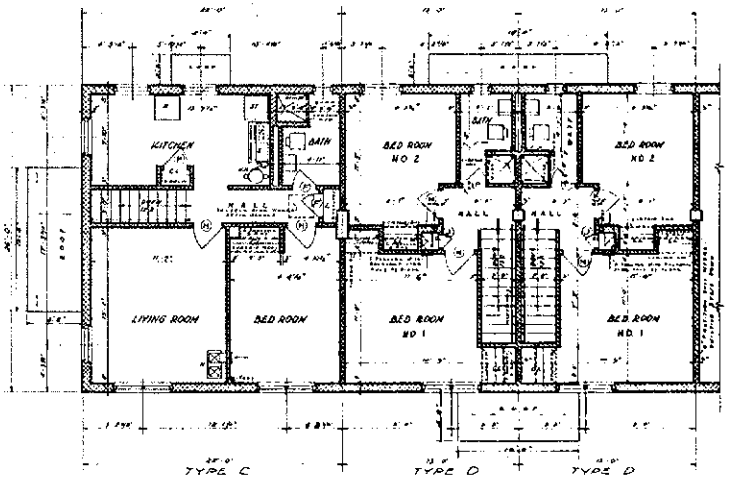
BURGE AND STEVENS • ARCHITECTS • ATLANTA, GA.
HENRY J. TOOMBS
SMITH AND DAVES } ASSOCIATE ARCHITECTS
L. MOSCOWITZ } ATLANTA, GEORGIA



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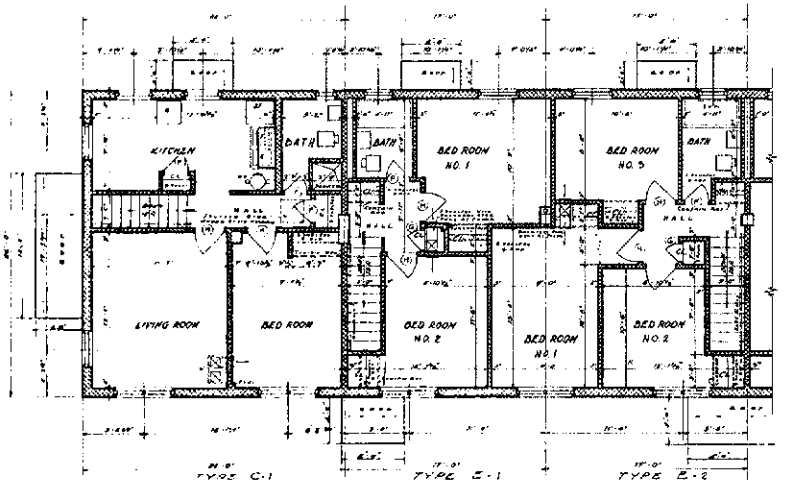

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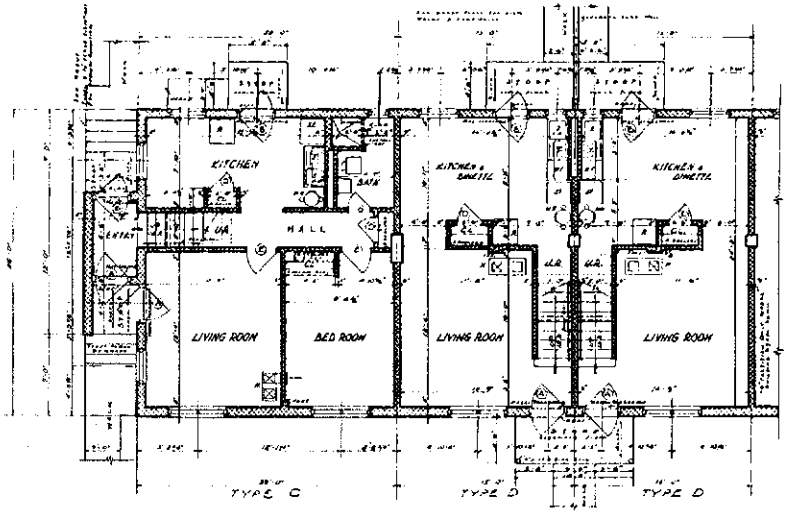
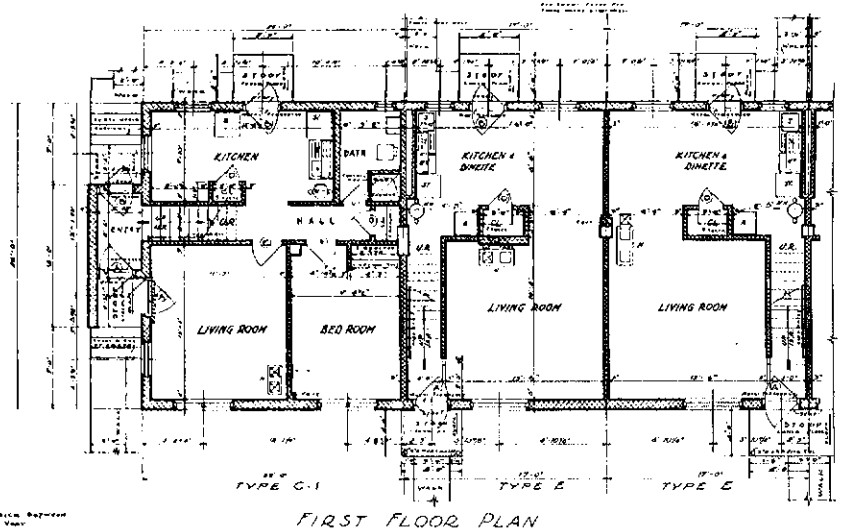


FIRST FLOOR PLAN

TYPICAL PLANS TYPES C & D

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

TYPICAL PLANS
TYPES C-1 & E

SCALE 1/4" = 1'-0"

JOHN HOPE HOMES
ATLANTA, GEORGIA.
U.S.H.A. GA. 6-2
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HENRY J. TOOMBS
SMITH AND DAVES } ASSOCIATE ARCHITECTS
F. MOSCOWITZ
ATLANTA, GEORGIA

with rod and shelf. A description of each unit type is to follow and selected plans are provided following the end of the written documentation.

"A" 0BR Unit: Originally conceived as an efficiency apartment, only 12 of these remain in the project as others have been converted into 2BR flat apartments. Of those still intact, entry is directly into the living/sleeping space at the apartment's front with the rear composed of a kitchen with access to the backyard and an adjacent bath built to maintain a common plumbing wall. Back-to-back storage and linen closets form the common walls between the front and rear of the apartment and define the interior public and private realms.

"A" 2BR Unit: Converted by the Atlanta Housing Authority in the late 1980's, this apartment combines 2 0BR units into one 2BR flat. This has been done by opening the party wall between the apartments allowing one original unit to provide a kitchen with access to the backyard at the rear and living space with entry at the front. The other contains a new master bedroom (with walk-in closet) and mechanical closet at the front and a new second bedroom and full bath at the rear. All rooms are accessible by a central hallway extending from the living space at one end to the apartment wall at the other.

"C" 1BR Unit: These apartments are always stacked one over the other and only occur at the ends of buildings. Their front doors are through a common side entryway with one apartment accessible at grade and the other opening directly onto a stair leading into the second floor unit. The floor plan is similar to others with entry into the living space, or hall in the upstairs flat, with the kitchen and bath occupying the rear of the apartment along a common plumbing wall. Across a central hall bisecting the unit, the bedroom shares a common wall with the living room and is oriented onto the front yard.

"D" 2BR Unit: These are two-story townhouse apartments whose front door is directly at the bottom of stairs rising to the bedrooms and bath. The stair forms one wall of the living room while a common wall with a pantry defines the kitchen and dining area at the apartment's rear. Access to the backyard is through the kitchen and space under the stair remains open for resident's storage needs. The stairs are a straight run and lead directly to a landing (referred to as a hall in the original drawings) from which the bath, linen closet, and both bedroom doors are accessible. The master bedroom occupies the front and is separated from the rear bedroom by a common wall of closets (linen included). The bath, at the head of the stairs and maintaining a continuous plumbing wall from the kitchen below, shares a common wall with the second bedroom whose orientation is to the backyard.

"E1" 2BR Unit: This apartment, also a two-story townhouse, shares an almost identical first floor plan as the "D" Unit save the fact that it is built within a slightly larger structural bay. Although the master bedroom has moved to the rear and the second bedroom has shifted to the front, all rooms and linen closet are still accessible from the stair landing. The major change occurs as the regularity of the structural bay is disrupted and the party wall offsets to accommodate an additional bedroom in the adjacent "E2" Unit.

"E2" 3BR Unit: This two-story townhouse shares a first floor identical to that of the "E1" Unit, living space in front and kitchen in the rear, but the second floor, with the addition of a third bedroom, requires some modification. Although all rooms are still accessible at the stair landing, the master and one bedroom are oriented to the building's front while the third bedroom and bath look to the rear. In addition to this bath receiving a tub rather than the shower stall standard to all other apartments, an extra linen closet has been added at the head of the stair in the common wall with the bath.

2. *Stairways*:

The stairways are a straight run of thirteen 8" and twelve 11" treads rising from the front door to a common hall on the second floor. The steel pan and concrete stairs are constructed of a 3/16" thick bent steel plate or rolled channel stringers (with 1-1/2" flange) with 12 gauge steel treads and risers bolted to the stringers via 1-1/2" x 1-1/2" x 1/4" structural angles. All steel received one shop coat of rust inhibitive paint and the pans were filled with 1-1/2" of non-slip aggregate concrete with an integral color. Rising up on one side of the stair, the handrail is a 1-1/2" diameter painted, galvanized iron pipe set on brackets which have been cast into solid 8" x 8" concrete blocks and laid into the clay tile apartment wall. At the upper landing, an additional rail of identical material extends from the clay tile wall to the floor at the head of the stairs securing any unprotected drops.

3. *Flooring:*

Because all floors have been covered with a combination of vinyl asbestos and vinyl composition tiles, it is impossible to determine the exact finish that floors received at the time of construction. While it is certain that all floors, except the kitchen, were a colored concrete finish, the architects proposed two methods to achieve this from which the contractor could choose at his option. In both cases, the color and hardener mixture was applied after the slab had been screeded and tamped. Color was selected by the architect at the time of construction and again cannot be determined.

Kitchens, as originally specified, received 1/8" thick linoleum throughout with felt backing and white metal alloy edge strips. Because the existing interior floor level is consistent, the linoleum is assumed to have either been removed from or never installed in the project.

4. *Wall and ceiling finish:*

Although all walls and ceilings have received numerous coats of paint and several layers of patching with sheetrock mud, the original finish material on the interior walls, save those in the bathrooms, is a three coat (scratch, brown and finish), 5/8" thick gypsum plaster. The living rooms received a smooth sand float finish while other spaces received a smooth, hard trowel, white coat finish. Even though the bathrooms walls were left as smooth faced clay tile, they and the plaster walls both were finished with one coat of an oil based primer and 2 coats of an interior oil semi-gloss paint.

The contractor was given an option for applying either a 3/8" blown coating or painting the smooth surfaced concrete ceilings. Having chosen the latter, the ceilings received, similar to the walls, one coat of an oil based primer and 2 coats of an interior oil semi-gloss paint.

5. *Openings:*

a. Doorways and doors:

Creating the appropriate openings to accommodate the various door sizes, the wood frames are of a simple three piece construction. A 3/4" x 3-1/2" wood casing is attached on both sides of 4-1/4" wide central jamb piece containing a machined 3" stop with 1/2" return each side. The remainder of the jamb section, that beyond the stop, and the 3/4" edge of the casing form the 1-3/8" rebated area of the frame made to receive a door of the same thickness.

Although a vast number have been replaced with flush wood doors, a significant quantity of the original units are still in place. Those that remain are either wood panel doors (one panel top and bottom) with solid stiles and rails at bedrooms, bathrooms and pantries or flush wood doors at linen closets. All doors are 1-3/8" thick and their heights and widths vary depending upon location in the apartment. Doors on the first floor have widths of 2'-0", 2'-6" and 3'-0" and maintain a height of 7'-0". Doors on the second floor have widths of 1'-2", 1'-4", 2'-0" and 2'-6" and maintain a height of only 6'-8". All panels are three ply laminated to match the veneer installed on the stiles and rails. While all doors and frames are currently painted white, the original specifications call for this interior woodwork to receive two coats of clear, penetrating, non-fading stain.

b. Windows:

Perhaps due to the minimalist approach taken by the architects, no decorative trim

was applied to any window opening. Rather the interior plaster returned, in the head and jamb, to the window frame. Rather than any type of ornamental stool at the sill, the designers provided a hot rolled, 16 gauge metal stool which received lead-based paint similar to that of the window frame.

6. *Decorative features and trim:*

Because of the sparse nature of the construction, the little woodwork specified by architect was concentrated in the kitchens. In the form of a work table (base cabinet and work top) and wall cabinet, the cabinetry was manufactured factory complete with a frame constructed of plywood or pressed wood. While the doors were flush panel of 5-ply laminated stock with 3/8" lipped edges, all exterior surfaces received 3 coats of an enamel finish. Shelves were zinc-coated wire supported on either metal or wood channels and drawers were partitioned for silverware. Hardware was brass with a chrome over nickel plating and conformed to specifications governing semi-concealed or friction-type catches and pulls. The work top, composed of 3" wide or narrower laminated tongue and groove strips, was 1-1/8" thick with the boards adhered to one another with waterproof glue.

All kitchens, due to the lack of storage originally designed, have been renovated with a variety of sizes of "Economy Grade" kitchen cabinetry generally constructed of 1/2" and 3/4" plywood sections with glued mortise and tenon joints. In addition to a generous assortment of laminate countertops and backsplashes, the wall and base cabinets are provided with lipped overlay doors and drawers, all of which have either been painted or stained. While there are no exposed pulls, other hardware is manufacturer's standard with respect to the cabinetry supplier.

7. *Hardware:*

Although a significant quantity have been removed due to damage or maintenance problems, a summary of the original door hardware is as follows. The apartment doors were divided into three categories as judged by particular location and level of use. The front and rear entrance doors were affixed with 4" x 4" butts (door hinges) painted to match the frame with dull brass locksets and 2" dull brass knobs. Similarly, the interior apartment doors were installed with 3-1/2" x 3-1/2" butts painted to match the frame with dull brass locksets (of varying specification at bathrooms and bedrooms) and 2" dull brass knobs. Screen doors, however, required 3" x 3" painted butts with brass latches with a #4 galvanized coil spring. Where replaced, the Housing Authority has retrofitted with an endless variety of hardware types and finishes reflecting the inventory of the maintenance department.

In addition to the hardware at doors, all bathrooms were provided with 2 towel bars, 1 toilet paper holder, 1 soap dish (over lavatory), 1 vertical grab bar (in shower) and a robe hook mounted on the door. Save the robe hook, all accessories were of forged or extruded brass with a chrome over nickel plating and countersunk screws with theftproof heads. The robe hook, as well as the coat/hat hooks provided at all closets except linen and pantries, were painted to match the surface behind them. Because none of the coat

closets were designed with doors, they were instead provided with a wrought telescoping tubing and a nickel plated curtain rod of lengths required to close the openings. Again, because of the project's age and heavy use, many to most of these appurtenances have vanished and been replaced with an assortment of similar items.

8. *Mechanical equipment:*

a. Heating, air conditioning, ventilation:

Heating is provided by a floor-mounted gas-fired space heater with flue to the outside. The entire heater is exposed to room occupants on all sides, and has hot surfaces accessible for personal injury (burns) at the rear of the unit. The flue is extended into a permanent flue, lined with asbestos-cement class A material. Gas is provided to the unit through exposed pipes extending from the crawl space beneath the floor. A duct extends from the heater to an opening in the floor above leading to branch ducts to provide conduction transfer of heat to the two bedrooms above. Heat for the bathroom is an individual electric resistance unit mounted in the ceiling. The system does not have a central control thermostat. No resident cooling is provided. Venting of the bathroom is by leakage through the window. No fresh air or combustion air is provided to the unit. Kitchen hood exhaust is by fan to the outside.

b. Lighting:

The electrical system designed in 1939 was installed concealed in the structure in metal raceways and boxes and terminated in a fused panel in the kitchen area. The basic cooking and heating systems were natural gas.

Power to the site was distributed overhead to meter groups at the rear of each building. Each apartment has its own meter and a 20 ampere, 120/240 volt service to a fused panel within the apartment. The panel served receptacles in each room. Light fixtures were only installed in the bathrooms, stairways and kitchen areas. A radio outlet system was installed in the living room along with a telephone outlet which was stubbed into the crawl space. There were no fixed lights in the living rooms, entry doors or bedrooms.

In 1975 a major electrical renovation upgraded the electrical service to 60 amperes with a new panel in each apartment. A light was installed in each area and receptacles were added along with dryer outlet. Security lighting was added to the exterior of the building as well as at each apartment entry door.

c. Plumbing:

Plumbing is conventional state-of-the-art, but all materials, fixtures and fittings are in poor condition. Water pipe is iron (with corrosion) and waste lines are cast iron. The cast iron pipe joints are leaking in many instances. The toilet (water closet) is a high water-use model, and the bathtub does not have a shower. Water is heated

with a gas-fired conventional water heater.

8. *Original Furnishings:*

As it was left to the residents to furnish the apartments, only roll-down shades were provided at the window openings. The cotton shade cloth was proxylin imbedded as to be washable and received integral factory coloring. Supported on 1" to 1-1/4" wood rollers depending on the size of the opening, the shade also had a wood slate (the strip at the bottom of the shade) which was 7/8" to 1-1/4" thick also regulated by opening size. Attached to the slate, the pull was a No. 1 crocheted cotton ring of color identical to the shade. Mounting brackets for kitchens and baths were a single rod type while those in bedrooms and living rooms were a combination rod type serving both standard curtain rods and shades.

D. SITE

Located just south of Atlanta's city center, John Hope Homes is spread across three large super blocks each of which manipulate the project's basic planning approach. As such, for the first two headings of this section, each block is described individually for purposes of clarification.

1. *General setting and orientation:*

Block A: Separated from Blocks B and C by Northside Drive, Block A appears more self contained than B and C. It is the largest of the three blocks and has the greatest density of apartment units.

Occupying an east facing slope, 65% of its buildings are generally oriented longitudinally north-south providing equal solar exposure to both front and rear yard. The remaining buildings are generally oriented on an east-west axis and receive either short periods (north-facing yards) or long periods (south-facing yards) of solar exposure.

Block B: The central block of the community, Block B is associated more closely with Block C than Block A. This is due primarily to the physical barrier imposed by Northside Drive. Access from Block B to Block C across Greensferry Avenue is much easier and safer due to low traffic. Block B possesses the smallest central greenspace in the community. It has limited parking space with only one off-street parking area. Many car owners park on Spelman Lane or Greensferry Avenue.

Block B shares the same east-facing slope as Block A and nearly all its buildings are oriented longitudinally north-south. This provides the benefit of equal solar exposure to front and rear yards.

Block C: This block has the most irregular shape and varying topography resulting in an irregular building layout and apparent lower density than Blocks A

and B. It also has the largest common greenspace in the community. Block C has the most uniform distribution of off-street parking areas.

Building orientation in Block C is more variable than Blocks A or B. Approximately half of the buildings are oriented to receive equal solar exposure in front and rear yards with the remainder receiving unequal exposures. Buildings with north-facing yards are more likely to have bare earth areas, especially beneath the canopies of large trees which further reduce the already limited solar exposure to those areas.

2. *Historic landscape design*:

Block A: Block A possesses the most consistent layout of the three blocks. The layout is comprised of regular rows of parallel buildings spaced at approximately equal intervals with alternating entry courtyards and rear yard courtyards. Entry courtyards are open to the public street and terminate at a community porch located on the edge of the common space. This layout of community porches is unique to Block A. Rear yard courtyards are open to the greenspace and terminated at the public street by a smaller apartment building.

This layout was clearly intended to establish a hierarchy of semi-public fronts and private rear yards. Inadequate demarcation of these boundaries, however, has rendered the effectiveness of controlling undesirable access obsolete.

Block A is unique in that it contains a parking area accessible from two streets. Input from the Modernization Committee members and Atlanta Housing Authority staff has indicated that this layout is conducive to criminal activity because it permits quick, convenient vehicular access into or out of the interior of the block.

Block B: Block B has a very uniform orientation of structures (buildings parallel topographic contours) but the shape of the block prevents the same kind of courtyard repetition as seen in Block A. Only four community porches were constructed in Block B as compared to eight community porches in Block A. Also, the community porches in Block B are located at the public street entrance to entry courtyards rather than at their interior termination as in Block A. All rear yard courtyards are terminated on their street end by a small apartment building and, some open onto the common greenspace. The same problems of unrestricted access through the courtyards occurs in Block B and may be greater due to its position in the center of the community.

Block C: Topography and block shape prevent the consistent layouts evident on Block A and to some extent Block B. Within Block C there is no repeating pattern of courtyard design, and community porches are used

with less deliberate formality. Additionally, three apartment buildings fronting Northside Drive are within twenty feet of the curb due to widening of the road and suffer from exposure to high noise levels.

3. *Outbuildings:*

Located alternately at the end of both front and rear courtyards, the community porches once served as community gathering places and provided shaded outdoor seating for resident recreation. Presently, all are in poor repair and have become centers for loitering and drug trafficking. Roughly 25'-0" wide x 15'-0" deep, the porches are constructed of 2'-6" x 2'-6" x 1'-0" thick concrete piers at each corner with 2-12" diameter x 8'-6" tall precast concrete Tuscan columns. These rest on a poured concrete platform whose surface has been inlaid with standard red brick in a herringbone pattern. The columns and piers support a poured-in-place concrete beam and cornice in a style consistent with that of the Tuscan order. Where flat roofs were desired, the roof slabs were poured integrally with the cornice and beam, but, where hip roofs were desired, the beams support wood framing consisting of 2 x 6 rafters (sloped 6 in 12) and 2 x 8 ties at 20" on center rather than a concrete slab. Placed originally 2 each on the long sides of the porch, concrete benches are no longer in existence, but evidence of their anchoring systems remains visible in the brick floor.

One new structure, a community center, was erected in Block C adjacent to the ball field in 1975. Providing office, day care and community activity space, the two story brick and concrete building is in a style inconsistent but not incompatible with the character of the surrounding community.

PART III — SOURCES OF INFORMATION

A. ORIGINAL ARCHITECTURAL DRAWINGS

A complete set of circa 1939 Architectural/Engineering drawings may be found at the Housing Authority of the City of Atlanta, 739 W. Peachtree St., N.E., Atlanta, Georgia 30365 (404/892-4700).

B. EARLY VIEWS

The Atlanta History Center maintains a permanent collection of historic photographs depicting the property prior to the construction of John Hope Homes when it was referred to as Beaver Slide. In addition, early post-construction photographs may be seen in newspaper clippings kept in a series of clipping books at the Housing Authority (see bibliogrphy).

C. INTERVIEWS

None.

D. BIBLIOGRAPHY

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E. LIKELY SOURCES NOT YET INVESTIGATED

F. SUPPLEMENTAL MATERIAL

Atlanta Housing Authority's clipping books: 1938-June 1940; July 1940-December 1941.

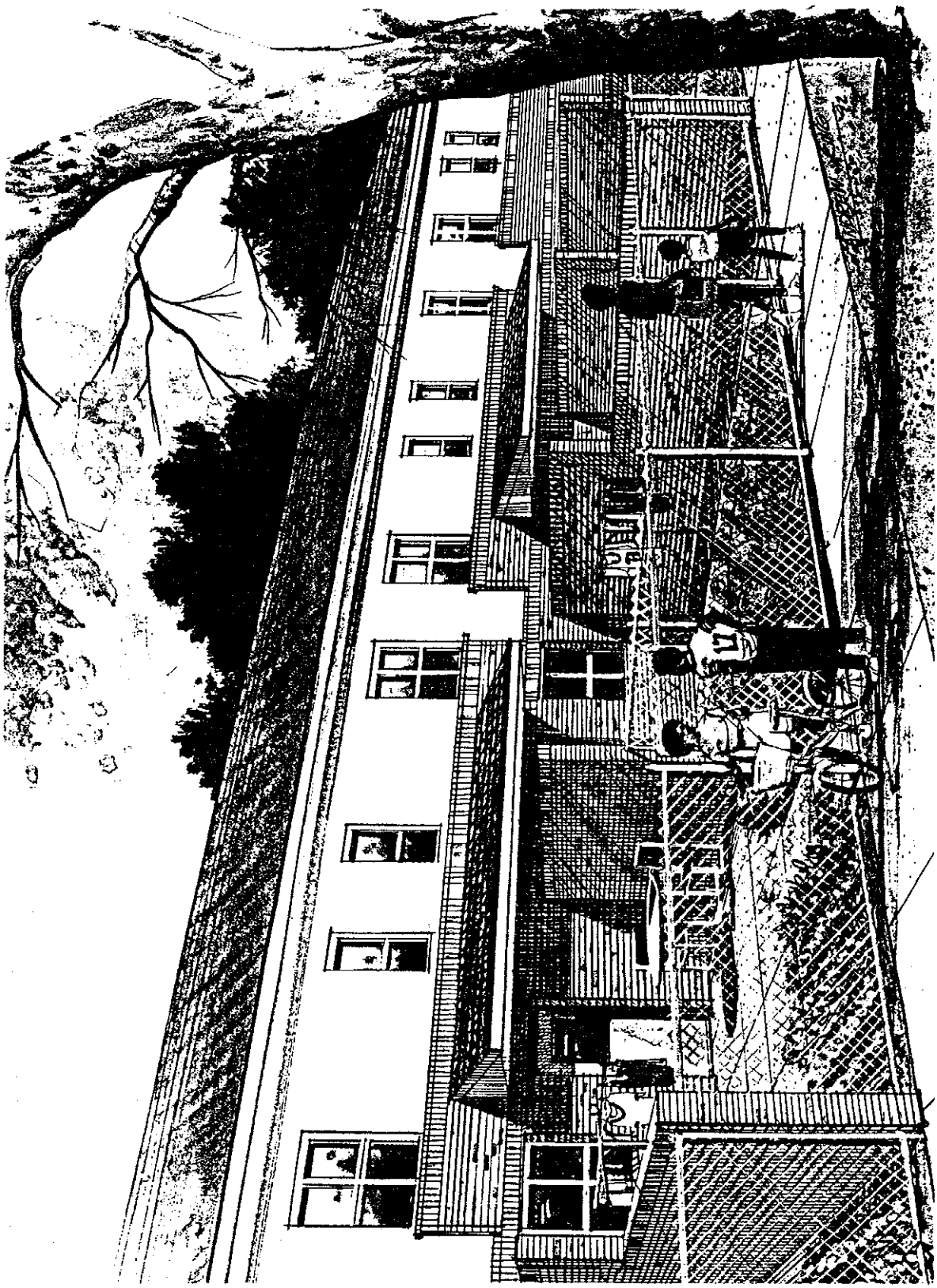
Documents/drawings deeded to Atlanta History Center by *Stevens and Wilkinson of Georgia, Inc.*

PART IV — PROJECT INFORMATION

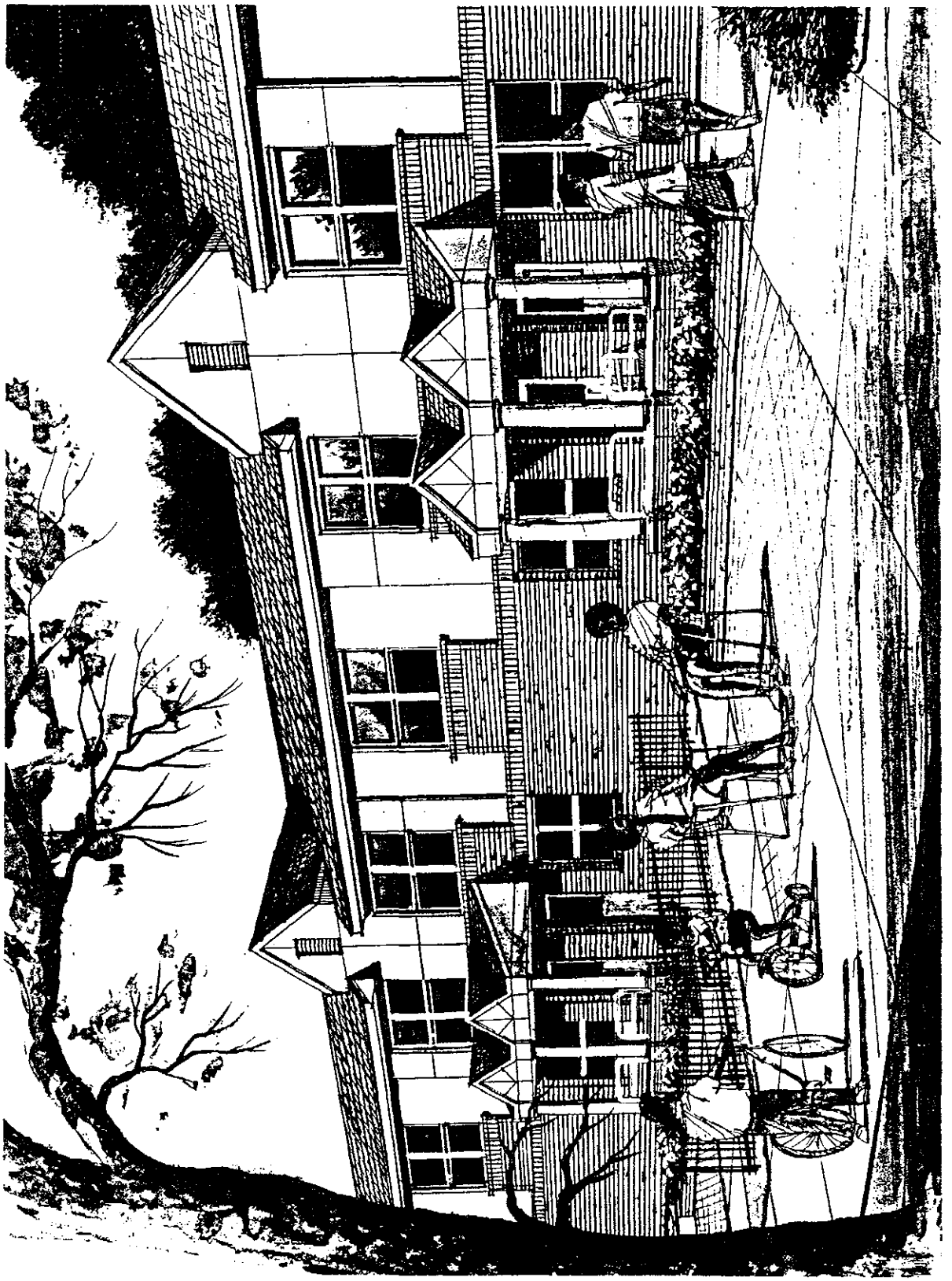
When the architectural contract for the Comprehensive Modernization of John Hope Homes (Project GA. 6-2) was both advertised and awarded, representatives of the Atlanta Housing Authority were careful in expressing the need for mitigative efforts regarding aspects of the project's eligibility for the Historic Register. Indeed, due to its age and Federal regulations, the issue of "eligibility" could not be argued, however, its quality as a testament to a segregated public housing movement was always debatable. Irrespective of the political and moral manifestation of the question, it became clear that the goals of the State Historic Preservation Office to preserve what it believed to be salient aspects of the original design were at odds with those responsible for and living in John Hope Homes. Given that the wishes of the residents and the Housing Authority to change roof forms, exterior finishes and window systems would forever alter the historic character of this early public housing development, a Memorandum of Agreement was signed by representatives of the Advisory Council on Historic Preservation, the Georgia State Historic Preservation Office, the U.S. Department of Housing and Urban Development (Office of Public Housing, Region IV) and the Housing Authority of the City of Atlanta. The MOA provided in Stipulation 3 and Attachment A an avenue of HABS/HAER documentation through which the Housing Authority could continue its work while the heritage of John Hope Homes would be preserved for reference in the Library of Congress.

With the lifting of restrictions imposed by The Secretary of the Interior's Standards for Rehabilitation, the Housing Authority, its architect, design team, and residents continued their effort towards a total redevelopment of the community. At a broad scale, the site is to be recomposed providing obvious distinctions between community, public, semi-public, private and semi-private spaces utilizing a combination of fences, walls, and buildings to enforce these definitions. In concert with this new site strategy, the structures respond with new front and rear entrances and yards affording the residents more privacy and security. Apartment exteriors are to be resheathed in a combination of brick and stucco simultaneously recalling the project's past as well as stating its renewed mission to provide fair and affordable housing. Because all windows are in poor repair, each is to be replaced with units more appropriate to this use. In addition, those roofs that are flat will disappear in favor of a gable system which is both more manageable and residential in character.

Finally, all apartment interiors will be renovated eliminating numerous code violations as well as bringing building services to a standard not known before at John Hope Homes. All involved



VIEW OF REAR YARD ANDREW KING NOV. 1992



VIEW OF FRONT YARD ANDREW KING NOV. 1992

in the process realize that these changes will not solve the community's problems, but there is a firm belief that this is the first major step in reweaving a neighborhood fabric torn for many years by economic strife and social ill.

Prepared by: Kyle F. Epstein
Title: Project Designer
Affiliation: Employed by Warren Epstein & Associates, Architects, Inc. - Architect of Record for the Renovation of John Hope Homes
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